

Minutes of the Work Meeting of the Board of Commissioners, Carbon County, State of Utah, held May 4, 2016 at the Administration Building, Price, Utah, commencing at 3:00 p.m.

Those present:               Jae Potter, Commission Chair - Excused  
Casey Hopes, Commission Chair  
Jake Mellor, Acting Commissioner

Also present:               Seth Oveson, Clerk/Auditor  
Lori Perez, Deputy Clerk  
Christian Bryner, attorney  
Joe Peterson, Chancellor USUE

Clerk's Certificate of Compliance with Open Meeting Law was filed.

Commissioner Hopes welcomed everyone. The meeting began at 3:00 p.m.

**1) Joint USU/Lifepoint Project Discussion**

Chancellor Peterson wanted to talk about the property on Cedar Ridge and Research Drive, the Bob Henry Property. There is a level of urgency related to a private donation and the donor stewardship needs to be addressed. The two people who have the most invested in acquiring this money are leaving Utah State University. They are President Albrecht who is resigning and Rob Behunin, who is leaving at the end of the calendar year. With both of these people leaving, we need to consolidate our effort in order to capture the 3.5 million dollars being donated so that the money does not disappear once these relationships end.

The College has been formulating another concept for the property on Research Drive. The health professions complex planned for 100 North could be developed between Life Point Health and Utah State University Eastern. Chancellor Peterson talked about the other health institutions that were developed between education institutions and private developers. Chancellor Peterson read a document explaining their idea.

Commissioner Mellor asked about medical assisting and those who just graduated with this degree from Utah State University Eastern.

Chancellor Peterson continued reading their concept of the project including how the partnership would work, student health services that would be provided by Lifepoint Health at this facility, long term lease agreement, expanding the campus and extending 400 North. The financing will be from three sources: Lifepoint Health, private donor and EDA grant funding.

The urgency comes from the opportunity to get funding through an EDA grant. The EDA has set aside funds for communities that are impacted by federal environmental and coal policies. A map is available showing the Power Grant areas and Carbon and Emery Counties are on this map. The College has a grant writer on staff and she is already working on this grant.

Commissioner Mellor asked how much could be received. Chancellor Peterson said for this project they would need 5.5 million from the grant. There is no funding for the infrastructure yet. The private piece is 3.5 million which is what needs to be secured before President Albrecht and Bob Behunin leave.

The medium urgency is the donor of the land (Mr. Bob Henry) who has said that if we perform on the initial donation of seven acres he will expand it to the twenty-four acres. This would triple the donation and would make it a significant second campus.

Life Point Health (he is speaking for Mark Holyoak here) has plans in place to develop an emergency clinic and retail pharmacy on 100 North. Their investment is based on traffic studies for that corner. They have not done traffic studies on the 400 North corner. They do not believe that the traffic is justified until 400 North is complete. They do not see enough traffic currently on Research and Cedar Ridge roads. They would not be interested in building here without the 400 North extension.

Christian said it is interesting that they are basing their project on traffic studies because when people need medical services they find them.

Chancellor Peterson said their first study pointed to Carbon Avenue near the highway. Life Point Health is motivated to make a profit.

Commissioner Mellor said if they are going to build a retail pharmacy then traffic flow would be part of that.

Chancellor Peterson said if 400 North is not completed Life Point Health will continue to build on the 100 North site and would not co-locate with the College's instructional site. He does not want to lose the 3.5 million dollars. They are going to go for the EDA grant and will build an educational complex regardless with the understanding that the road will eventually go through from 400 North.

Commissioner Hopes asked for Price City's view of the road. They were not in attendance. Seth said this road is in Price City limits and would be on the City's B & C road list, they would own it. County roads do not cut through cities. The city would receive the funding to maintain it. If the road goes through, the City would have to get the grants and bonds because they would have ownership when it's all said and done. The County could participate. Chancellor Peterson said they did it in Vernal. Uintah County participated in the bonding on a city road through a special services district.

Seth's concern is everything we improve we have the ownership. Roads are not used as collateral because you cannot foreclose on a road. The discussion continued concerning how Vernal did this and funding for the road.

The EDA grant says they want to invest in Carbon and Emery counties through their Power Grant and they have another one that is an infrastructure grant. The new building would cost 8.6 million. The hospital is planning on spending 3 million for the 100 North emergency clinic.

Commissioner Hopes asked how much the road would cost. They think it is 8 million. The discussion continued about the intersection and how people would get around the hill. Seth said all the people going to Carbon High School and coming down from Castle Heights would use that intersection. Chancellor Peterson said the City is supportive but do not have a plan in place for the road.

Chancellor Peterson would like to have a plan in place by December in order to not lose the 3.5 million. Commissioner Mellor asked who got the first estimate on the road project. Chancellor Peterson and Commission Potter said the County paid for Jones and DeMille to do it.

Commissioner Hopes asked about taking the road around the edge of the school parking lot. Commissioner Potter said that is the idea and slightly into the hill. Commissioner

Hopes talked about hitting the shale, if you skirt that you would have to jog back in order to hit the intersection. Commissioner Potter said the School District was not open at first but they came back and said they are willing to start the road at the marquee through the stairs to the Seminary building, going around the hill, missing the substation and go across the canal and wash through the storage units to line up with Research Drive. The discussion continued about the intersection, the angle of the bridges, going around the hill and crossing the wash.

Commissioner Potter said Price City has to be a part of the formula because the road is in the incorporated area. It doesn't mean they have to fund all of it and we can form a partnership and utilize CIB and other funds. We no longer have the extra revenue in the CIB funds or in anyone's budget. The CIB has had a 60% decrease in funding. It is a city road; it would have to be a city application. As we look at the money are there other sources and donors that could be used for the road?

Chancellor Peterson said one question is why doesn't the University find other sources of money and use the EDA grant for the road. The Power Grant does not require a match the infrastructure requires a 50/50 match.

Commissioner Potter said we need to look at all of these angles. In the name of economic diversification development this is a great project and opportunity.

The discussion continued concerning the different grants, the match and how they could be applied.

Chancellor Peterson explained another internal challenge – the EDA doesn't forbid universities from submitting multiple grant applications but it does frown on it. Commissioner Mellor asked if the grant writer from USUE could assist another entity for applying for a grant for the road. Everyone said yes.

Seth said if we could use the Power Grant for the building and Price City or Carbon County gets the infrastructure grant for the road; we could then take that money to the CIB and ask for the rest of the needed money.

Chancellor Peterson asked what is the best configuration that would get us the furthest.

Commissioner Mellor said we need more information about the EDA grants and what entities can apply.

Commissioner Potter asked if the County came up with the loan through the CIB with EDA money as the match and enter into an MOU with Price City to cover the debt payment then we would become the backing for the project. Seth said we could write an interlocal agreement or MOU that says we would make the debt payments on this road or we could provide collateral for the road. Other questions were raised and Chancellor Peterson called the grant writer at the College for verification.

Allison Straquadine was introduced and she answered questions concerning the Power Grant and the infrastructure EDA grant.

Allison read the rules and the discussion continued. Allison said the EDA grant is more likely to fund infrastructure than they are a building but they are not going to fund a road until they know where it's going and if it's tied to job creation. We would have to have a well-developed master plan for the research or technology park geared towards economic

development. Chancellor Peterson said we would need a coordinated effort between the College, Price City and Carbon County.

Commissioner Mellor asked how complete does the master plan need to be. Could it say the project would provide jobs and educational opportunities? Allison said they could put together a master plan, showing it being part of the community's economic development plan directly tied to job creation.

Seth asked what size are the grants and what are they willing to fund. Seth asked if Price City and Carbon County applied for the grant but for different parts of the same project could they get two million for the road. Allison was not sure and we may need to talk to the regional director.

Commissioner Mellor asked if we could get the regional director to visit locally or just over the phone. Allison said we would be very good candidates for the funding.

Chancellor Peterson will try to get a meeting with Patrick Wagoner the regional director.

Commissioner Potter asked if the new building is built will USU fund the additional staffing, operation costs and maintenance.

Chancellor Peterson said the grant funding is based on economic comprehensive plans, job creation and academic campus master plans and he needs to work on that and to make an appointment with Patrick Wagoner the regional EDA director, to meet here or Skype him in to a meeting with Carbon County and Price City.

Seth said if the EDA maxes out at one million then we will have to look at a different funding combination.

Commissioner Potter asked that Chancellor Peterson send out the Jones and DeMille study so that everyone can look at it.

Chancellor Peterson told everyone thanks for their time. He asked the commissioners to talk to Mark Holyoak from the hospital and get his ideas about this project.

Commissioner Hopes asked if the building could be put on Tony Basso's property on First North next to where the Insta Care is planned for. Chancellor Peterson said the property for Research Park is being donated and if it performs the donor is willing to donate more property which would give the current campus room to expand.

Commissioner Mellor made a motion to adjourn, Commissioner Hopes seconded. Motion carried. The meeting adjourned at 4:07 p.m.

ATTEST:

  
Seth Oveson, County Clerk/Auditor

